



महाराष्ट्र MAHARASHTRA

2024

31AB 387495

भारतीय गैर न्यायिक
एक सौ रुपये
Rs. 100
ONE HUNDRED RUPEES
भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA
2024
31AB 387495

पिकले रेशन
अमित मंदार प्रामाणिक हो. डि.
शेखर काजगुटे
100X5
1868
0.2 DEC 2024



The Pune Lawyers Consumer
Co-op Society Ltd. Pune 5
LR. No. 220/111

FORM 'B'
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration



Affidavit cum Declaration of Mr. Kishor Govind Pate promoter of the proposed project: Astonia Classic Phase II - A5 Building duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 3rd Dec 2024;

I, Kishor Govind Pate promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details were provided at the time of project registration.

3. That the time period within which the project shall be completed by me/promoter is 31-12-2025;

4. (a) For new projects :

That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

(ii) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I / the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Noted and Registered
at Sr. No. 1560124
Date:- 6 DEC 2024

Mr. Kishor Govind Pate,
Director,
Amit Enterprises Housing
Limited.
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Pune on this 4th day December of 2024



Mr. Kishor Govind Pate,
Director of,
Amit Enterprises Housing
Limited.
Deponent